



PLAT RECORDING SHEET

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BOOK

PAGE

Thru

SURVEYOR

SUBDIVISION NAME

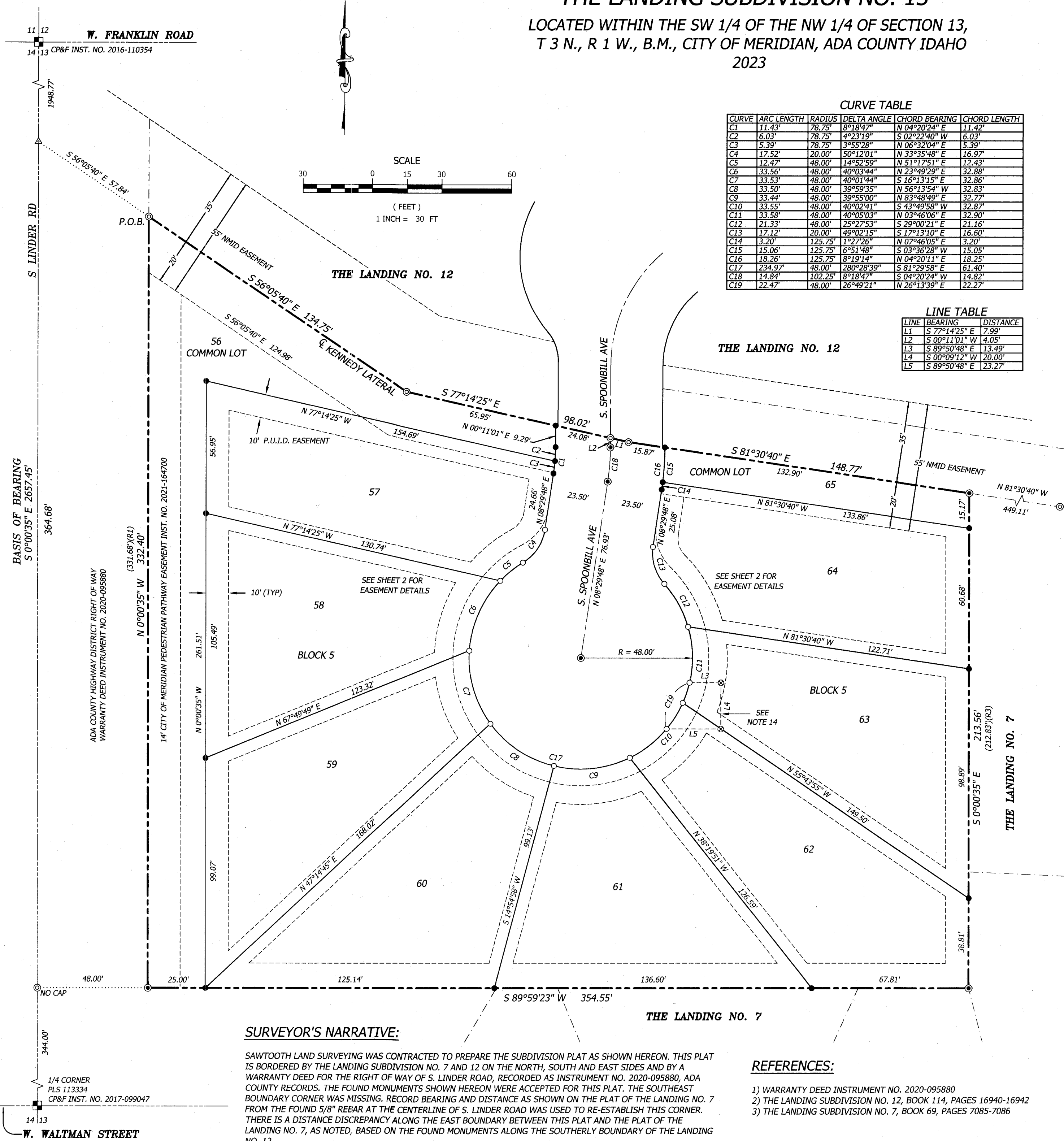
OWNERS

AT THE REQUEST OF

COMMENTS

THE LANDING SUBDIVISION NO. 13

LOCATED WITHIN THE SW 1/4 OF THE NW 1/4 OF SECTION 13,
T 3 N., R 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY IDAHO
2023



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.43'	78.75'	8°18'47"	N 04°20'24" E	11.42'
C2	6.03'	78.75'	4°23'19"	S 02°42'04" W	6.03'
C3	5.39'	78.75'	3°55'58"	N 06°32'04" E	5.39'
C4	17.52'	20.00'	50°18'48"	N 3°35'48" E	16.97'
C5	12.47'	48.00'	14°52'59"	N 51°17'51" E	12.43'
C6	33.56'	48.00'	40°03'44"	N 23°49'29" E	32.88'
C7	33.53'	48.00'	40°01'44"	S 16°31'15" E	32.86'
C8	33.50'	48.00'	39°59'35"	N 56°13'54" W	32.83'
C9	33.44'	48.00'	39°55'00"	N 83°48'49" E	32.77'
C10	33.55'	48.00'	40°02'41"	S 43°49'58" W	32.87'
C11	33.58'	48.00'	40°05'03"	N 03°46'06" E	32.90'
C12	21.33'	48.00'	25°52'53"	S 29°00'21" E	21.16'
C13	17.20'	20.00'	40°02'15"	S 1°31'10" E	16.60'
C14	3.20'	125.75'	1°22'26"	N 66°46'05" E	3.20'
C15	26.75'	125.75'	6°25'08"	S 33°48'18" E	19.45'
C16	18.26'	125.75'	8°19'14"	N 04°20'11" E	18.25'
C17	234.97'	48.00'	280°28'39"	S 81°29'58" E	61.40'
C18	14.84'	102.25'	8°18'47"	S 04°20'24" W	14.82'
C19	22.47'	48.00'	26°49'21"	N 26°13'39" E	22.27'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77°14'25" E	7.99'
L2	S 00°11'01" W	4.05'
L3	S 89°50'48" E	13.49'
L4	S 00°09'12" W	20.00'
L5	S 89°50'48" E	23.27'

LEGEND

-----	SUBDIVISION BOUNDARY LINE
-----	LOT LINES
-----	EXISTING LOT LINE
-----	SECTIONAL LINE
-----	EASEMENT
◎	FOUND 5/8" REBAR PLS 14221 OR AS NOTED
■	FOUND ALUMINUM CAP
◎	SET 5/8" REBAR/CAP PLS 11574
●	SET 1/2" REBAR/CAP PLS 11574
⊗	SET 1/2" REBAR/CAP "EASEMENT PLS 11574"
○	SET 1" BRASS PLUG, WITH MAGNETIC INSERT, PLS 11574
△	CALCULATED POINT
1	LOT NUMBER
NMID	NAMPA-MERIDIAN IRRIGATION DISTRICT
P.O.B.	POINT OF BEGINNING
P.U.I.D.	PUBLIC UTILITY IRRIGATION DRAINAGE EASEMENT

NOTES:

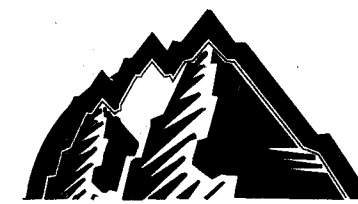
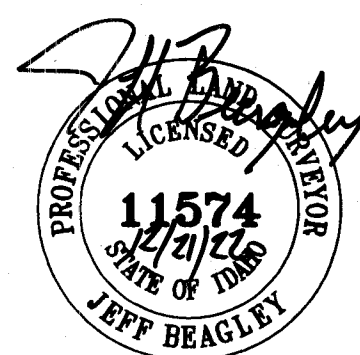
- TEN (10') FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY
- TEN (10') FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAYS
- FIVE (5') FOOT WIDE ADJACENT TO EACH SIDE OF INTERIOR SIDE LOT LINES.
- A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
 - TEN (10') FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF RESUBDIVISION.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH TITLE 11 OF MERIDIAN CITY CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
5. NO HOMEOWNER SHALL AT ANY TIME FILL OR OBSTRUCT ACHD DITCHES OR SWALES. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AND IRRIGATION/DRAINAGE ENTITY.
6. HOMEOWNERS ASSOCIATION SHALL NOT DISSOLVE WITHOUT THE CONSENT FROM THE CITY OF MERIDIAN.
7. IRRIGATION WATER HAS BEEN PROVIDED FROM THE NAMPA AND MERIDIAN IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE NAMPA AND MERIDIAN IRRIGATION DISTRICT.
8. THIS SUBDIVISION IS SUBJECT TO ADA COUNTY HIGHWAY DISTRICT LANDSCAPE LICENSE AGREEMENT INSTRUMENT NO. 2022-052059.
9. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
10. LOTS 56 & 65, BLOCK 5, ARE COMMON LOTS SUBJECT TO A BLANKET UTILITY, IRRIGATION, AND DRAINAGE EASEMENT AND A LANDSCAPE BUFFER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. THIS SUBDIVISION SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LANDING SUBDIVISION, RECORDED IN THE ADA COUNTY RECORDER'S OFFICE ON MAY 29TH, 1991 AS INSTRUMENT NO. 9127812, AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME (THE "MASTER DECLARATION"). THE RIGHT TO ANNEX THE LANDING SUBDIVISION NO. 13 GRANTED BY THE ASSIGNMENT AND ASSUMPTION OF GRANTOR RIGHTS INSTRUMENT NO. 2021-016463. ANNEXATION AND SETTLEMENT AGREEMENT TO BE RECORDED UPON THE RECORDING OF THIS PLAT.
12. DIRECT LOT OR LOT ACCESS TO S. LINDER ROAD IS PROHIBITED.
13. LOTS 56, 57, 64 & 65, BLOCK 5, ARE ENCUMBERED BY A NAMPA MERIDIAN IRRIGATION DISTRICT (NMID) EASEMENT. FENCING AND PRIVATE IRRIGATION ARE ALLOWED TO ENCROACH 5 FEET MAXIMUM INTO SAID EASEMENT. NO TREES ARE ALLOWED TO BE PLANTED WITHIN EASEMENT. NMID LICENSE AGREEMENT - INSTRUMENT NO. 2021-154327.
14. CITY OF MERIDIAN WATER MAIN EASEMENT INSTRUMENT NO. 2022-053698.

SURVEYOR'S NARRATIVE:

SAWTOOTH LAND SURVEYING WAS CONTRACTED TO PREPARE THE SUBDIVISION PLAT AS SHOWN HEREON. THIS PLAT IS BORDERED BY THE LANDING SUBDIVISION NO. 7 AND 12 ON THE NORTH, SOUTH AND EAST SIDES AND BY A WARRANTY DEED FOR THE RIGHT OF WAY OF S. LINDER ROAD, RECORDED AS INSTRUMENT NO. 2020-095880, ADA COUNTY RECORDS. THE FOUND MONUMENTS SHOWN HEREON WERE ACCEPTED FOR THIS PLAT. THE SOUTHEAST BOUNDARY CORNER WAS MISSING. RECORD BEARING AND DISTANCE AS SHOWN ON THE PLAT OF THE LANDING NO. 7 FROM THE FOUND 5/8" REBAR AT THE CENTERLINE OF S. LINDER ROAD WAS USED TO RE-ESTABLISH THIS CORNER. THERE IS A DISTANCE DISCREPANCY ALONG THE EAST BOUNDARY BETWEEN THIS PLAT AND THE PLAT OF THE LANDING NO. 7, AS NOTED, BASED ON THE FOUND MONUMENTS ALONG THE SOUTHERLY BOUNDARY OF THE LANDING NO. 12.

REFERENCES:

- 1) WARRANTY DEED INSTRUMENT NO. 2020-095880
2) THE LANDING SUBDIVISION NO. 12, BOOK 114, PAGES 16940-16942
3) THE LANDING SUBDIVISION NO. 7, BOOK 69, PAGES 7085-7086



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH FAX (208) 398-8105
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET: 1 OF 3	DATE: 10/2022	DRAWN BY: NRB	CHECKED BY: JB	JOB#: 121066	DWG#: 121066-FF
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THE LANDING SUBDIVISION NO. 13

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS WITHIN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MERIDIAN, IDAHO, MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF MERIDIAN, IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE EASEMENTS, AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREET, AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO THE PUBLIC.

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 0°00'35" EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 13 AND AN ALUMINUM CAP MONUMENT MARKING THE W1/4 CORNER OF SECTION 13, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 13, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 13;

THENCE SOUTH 0°00'35" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID NW1/4 OF SECTION 13, A DISTANCE OF 1948.77 FEET;

THENCE LEAVING SAID WESTERLY BOUNDARY OF THE NW1/4, SOUTH 56°05'40" EAST, 57.84 FEET TO A 5/8" REBAR WITH CAP PLS 14221 MARKING THE SOUTHWEST CORNER OF THE LANDING SUBDIVISION NO. 12, AS RECORDED IN BOOK 114 OF PLATS, AT PAGES 16940-16942, ADA COUNTY RECORDS, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING, SOUTH 56°05'40" EAST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID LANDING SUBDIVISION NO. 12, A DISTANCE OF 134.75 FEET TO A 5/8" REBAR WITH CAP PLS 14221;

THENCE SOUTH 77°14'25" EAST, COINCIDENT WITH SAID SOUTHERLY BOUNDARY, 98.02 FEET TO A 5/8" REBAR WITH CAP PLS 14221;

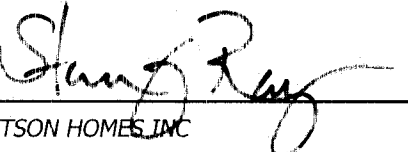
THENCE SOUTH 81°30'40" EAST, COINCIDENT WITH SAID SOUTHERLY BOUNDARY, 148.77 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 0°00'35" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF THE LANDING SUBDIVISION NO. 7, AS RECORDED IN BOOK 69 OF PLATS, AT PAGES 7085-7086, ADA COUNTY RECORDS, A DISTANCE OF 213.56 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE SOUTH 89°59'23" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID LANDING SUBDIVISION NO. 7, A DISTANCE OF 354.55 FEET TO A 5/8" REBAR WITH CAP PLS 11574 ON THE EAST RIGHT OF WAY OF S. LINDER ROAD;

THENCE NORTH 0°00'35" WEST, COINCIDENT WITH SAID EAST RIGHT OF WAY, 332.40 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.056 ACRES, MORE OR LESS.

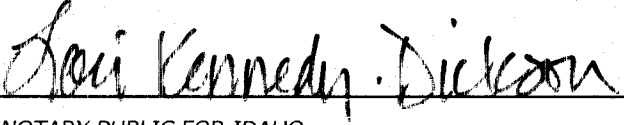

STETSON HOMES INC
STAN J. RAY, PRESIDENT

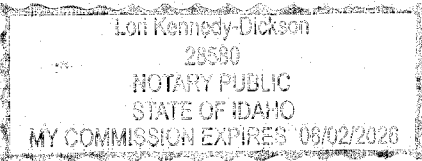
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 24 DAY OF Dec, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STAN J. RAY, KNOWN OR IDENTIFIED TO ME TO BE A PRESIDENT OF STETSON HOMES INC, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

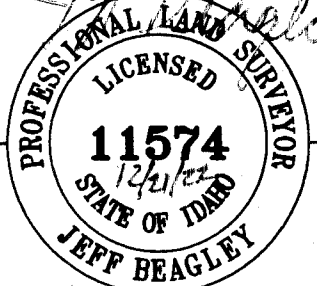
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST BOVE WRITTEN.


NOTARY PUBLIC FOR IDAHO
RESIDING AT Caldwell
MY COMMISSION EXPIRES 06/02/26



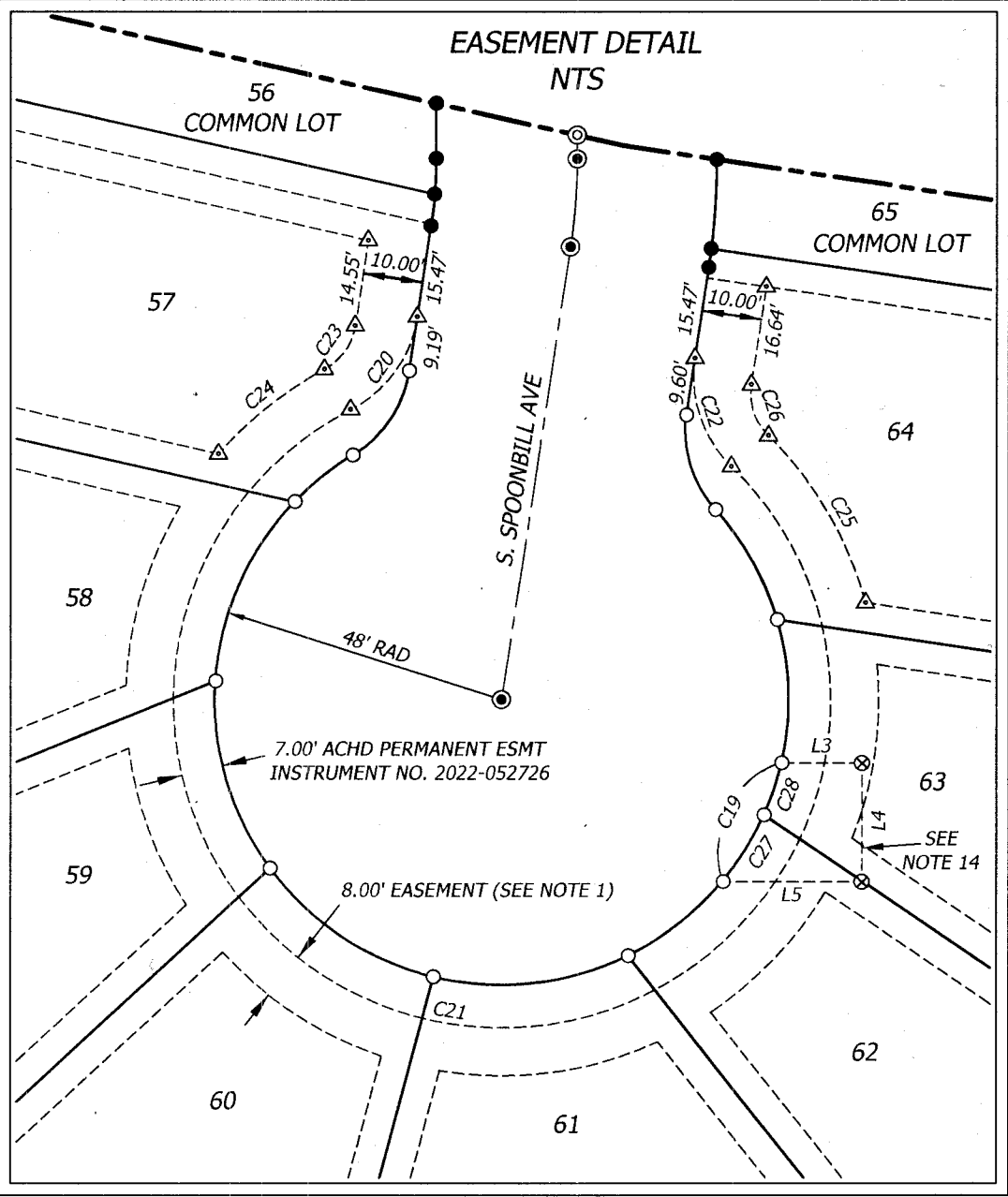
CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, PLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

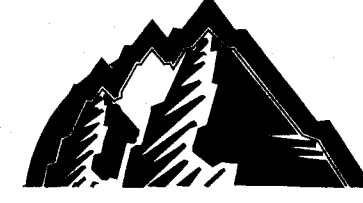

JEFF BEAGLEY
P.L.S. 11574


CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C19	48.00'	22.47'	22.27'	N 26°13'39" E	26°49'21"
C20	21.00'	19.85'	19.12'	N 35°34'35" E	54°09'35"
C21	55.00'	276.77'	64.40'	S 81°30'22" E	288°19'29"
C22	21.00'	19.85'	19.12'	S 18°35'23" E	54°09'27"
C23	10.00'	9.32'	8.99'	S 35°11'51" W	53°24'06"
C24	63.00'	22.83'	22.70'	S 51°31'06" W	20°45'36"
C25	63.00'	32.75'	32.38'	N 30°02'31" W	29°47'11"
C26	10.00'	9.32'	8.98'	N 18°14'39" W	53°22'55"
C27	48.00'	13.26'	13.22'	N 31°43'28" W	15°49'41"
C28	48.00'	9.21'	9.20'	N 18°18'48" W	10°59'40"

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S 89°50'48" E	13.49'
L4	S 00°09'12" W	20.00'
L5	S 89°50'48" E	23.27'



SEE SHEET 1 FOR LEGEND AND NOTES:



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

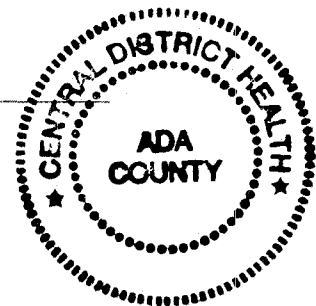
SHEET: 2 OF 3	DATE: 10/2022	DRAWN BY: NRB	CHECKED BY: JB	JOB#: 121066	DWG#: 121066-FP
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THE LANDING SUBDIVISION NO. 13

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Ruth P. Smith REHS 11.10.2021
CENTRAL DISTRICT HEALTH, EHS DATE



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 7th DAY OF November 2022.

Mary May 7 November 2022
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

William Stearn 12/16/22
CITY ENGINEER L.N. 9430 DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7th DAY OF April, 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

[Signature] 12/19/22
CITY CLERK DATE



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature] 22 December 2022
COUNTY SURVEYOR DATE
PLS # 13553



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN "PAID IN FULL" THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth Mahn December 22, 2022
COUNTY TREASURER DATE
Signed by Deputy: Shirandra Wyatt

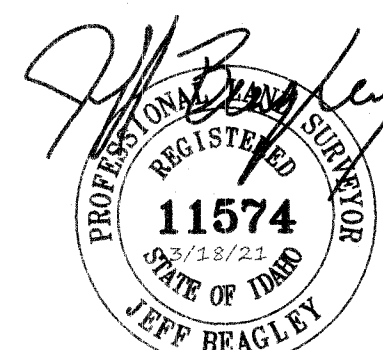
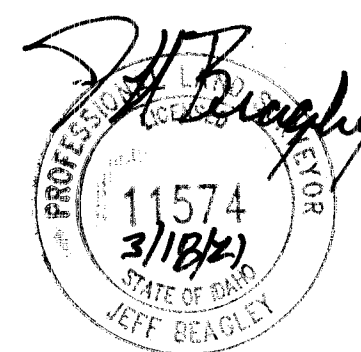


COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC., AT 9 MINUTES PAST 3 O'CLOCK P. M. THIS 16th DAY OF January, 2023, A.D., AND WAS DULY RECORDED IN BOOK 125, OF PLATS AT PAGES 19983 THROUGH 19985, INSTRUMENT NUMBER 2023-000944

Phil McGrane
DEPUTY EX-OFFICIO RECORDER
\$110.00



2030 S. WASHINGTON AVE.
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(208) 398-8104
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SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET: 3 OF 3	DATE: 3/2021	DRAWN BY: NRB	CHECKED BY: CP	JOB#: 121066	DWG#: 121066-FP
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